

Planning Commission Communication

Department: Community Development Case/Project No.: URN-16-002	Ordinance No.: Resolution No.: 16-	Planning Commission: 1-12-16 First Reading: 1-25-16 Second Reading: 2-8-16 Third Reading: Request to waive Public Hearing: 1-25-16
Subject/Title		
Bluffs Vision Urban Renewal Plan and Area		
Location		
18.72 acres west and south of the MAC Arena and Convention Center		
Background/Discussion		
<p>Section 403 of the Iowa Code allows a municipality to use urban renewal powers in locations that are declared either as a slum and blighted or economic development area. Once pronounced an urban renewal area, various actions are allowed to be undertaken in order to rehabilitate, conserve, redevelop or develop the affected property.</p> <p>In the past, the City of Council Bluffs has pursued urban renewal activities in several areas of the City. The purpose of these activities was to remove blighting conditions, protect or improve the economic viability of property and to increase the taxable value of properties within these areas. These areas have been selected due to their economic importance to the City and/or the presence of the blighting conditions which threaten either their current stability or deter future development.</p> <p>It has been determined that the need exists for urban renewal actions in an area located on 18.72 acres west and south of the MAC Arena and Convention Center. This area includes two public parking lots and the Plaza retail center.</p> <p>Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.</p> <p>The Iowa West Foundation (IWF) has requested tax increment financing (TIF) assistance from the City on 18.72 acres of land located within the existing MAC Urban Renewal Area. In order to utilize TIF, an urban renewal plan and area needs to be adopted. A corresponding amendment removing this land from the MAC Urban Renewal Area is proposed prior to the adoption of the Bluffs Vision Urban Renewal Area.</p> <p>Proposed projects included in the Bluffs Vision Urban Renewal Area include assistance for the construction of a 98,050 square foot indoor recreational facility, a 132 room hotel, a renovated 70,000 square feet retail/commercial building and potential improvements to adjacent parking lots and landscaping. The initial project investment is estimated at \$40.2 million including building costs. IWF will act as the master developer for the project.</p> <p>On December 14, 2015, the City Council approved a resolution of necessity which directed staff to initiate the process of creating the Bluffs Vision Urban Renewal Plan and Area. This resolution established the following actions and timeframes:</p>		

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- 1-6-16 Consultation meeting to be held with other affected taxing jurisdictions
- 1-12-16 City Planning Commission hearing and review
- 1-25-16 City Council public hearing on the proposed urban renewal plan and 1st consideration of TIF ordinance
- 2-8-16 City Council 2nd consideration of TIF ordinance (request to waive 3rd)

The consultation hearing was held on January 6, 2016 and no interested parties attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.

Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

Staff Recommendation

The Community Development Department recommends approval of the Bluffs Vision Urban Renewal Plan and Area.

Attachments

Bluffs Vision Urban Renewal Plan

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
Approved by: Donald D. Gross, Director, Community Development Department